CVILLE PLANS TOGETHER

Steering Committee Meeting

Zoning Rewrite Module 1

March 1, 2023

Welcome!

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Tonight's Agenda

- Module 1 Overview
- Steering Committee Discussion
- Next Steps

There will not be a community comment period during this meeting. For community members not on the Steering Committee, please refer to CvillePlansTogether.com for more information about how to submit feedback on Module 1 of the Draft Zoning Ordinance.

Module 1 Introduction

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What is a “Module”?

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- In February-April 2023, we will be sharing the draft Zoning Ordinance in three parts, or “modules”.
- Each module contains sections of the Zoning Ordinance.

Module 1

- **Zoning Districts, Rules of Measurement, Use Table, Zoning Map**
- *Available now*

Module 2

- **Development Standards (landscaping, parking, signs, lighting, etc.)**
- *Plan to release during the week of March 13*

Module 3

- **Zoning Administration (review processes)**
- *Plan to release during the week of April 3*

Module 1 Includes...

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Zoning Map

- The Zoning Map divides the city into areas of land called “zoning districts” and indicates the parcels that fall within each district.

Zoning Districts & Rules

- The district rules and regulations determine the urban form and land uses allowed on each parcel.

Use Regulations

- Specify what you can and cannot do in each of the districts, including uses that are allowed “by-right” (without special permissions) and uses that are allowed with approval of a Special Use Permit.

Zoning Districts & Map

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Zoning Tools to Support Affordability

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What is "affordable"?

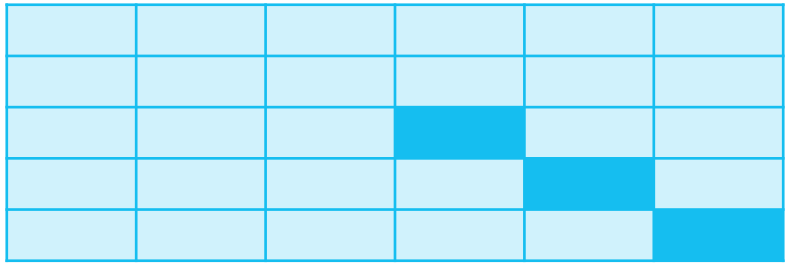
In general, we are **defining affordable** as a housing unit where monthly payments for housing (including utilities) **do not exceed 30% of monthly income** for someone whose income level is at or below **60% of Area Median Income (AMI)**.

In 2022, **60% of AMI is $62,900 for a four person household**, which means that **monthly costs should be $1,573 or lower** for a household that size, at the 60% AMI income level.

Inclusionary Zoning

Helps meet housing needs through the **required** creation of affordable housing that the housing market would not otherwise address or build.

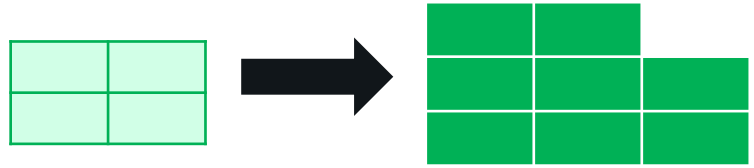
- If new construction or any rehabilitation, conversion, or renovation of existing buildings includes **10 or more units of housing in any district, it is required** to include **10% of units affordable** to households at or below 60% AMI (see blue box).



Affordable Housing Density Bonus

A density bonus is different from an Inclusionary Zoning policy because it is **optional**.

- In the residential districts (R-A, R-B, R-C), **double the base units are allowed if ALL units are affordable** (see blue box).
- **There is also a height-based bonus that applies in all mixed-use districts.** For all mixed use zoning districts, two additional stories in height are allowed if 10% of units are affordable to people at or below 50% AMI.



How to Use Zoning District Pages

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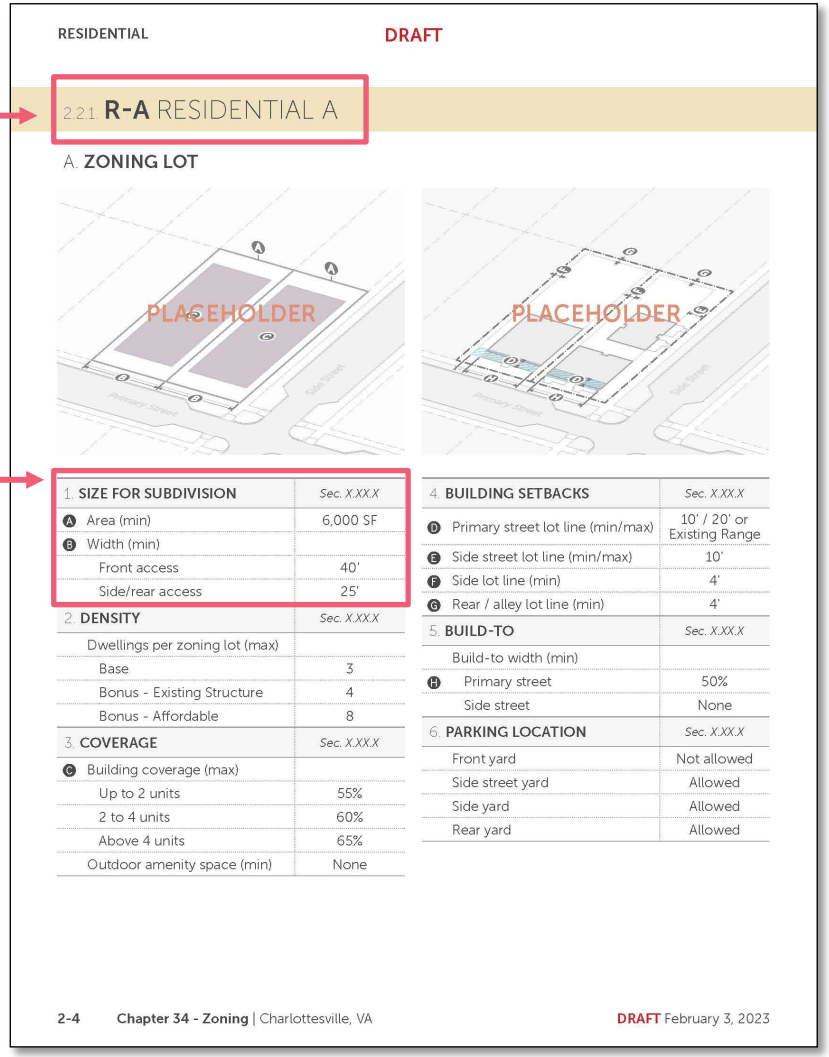
Step 1:

Find Your District Page

Step 2:

Review Your District Standards

District Pages



RESIDENTIAL DRAFT

2.2.1. **R-A** RESIDENTIAL A

A. **ZONING LOT**

PLACEHOLDER

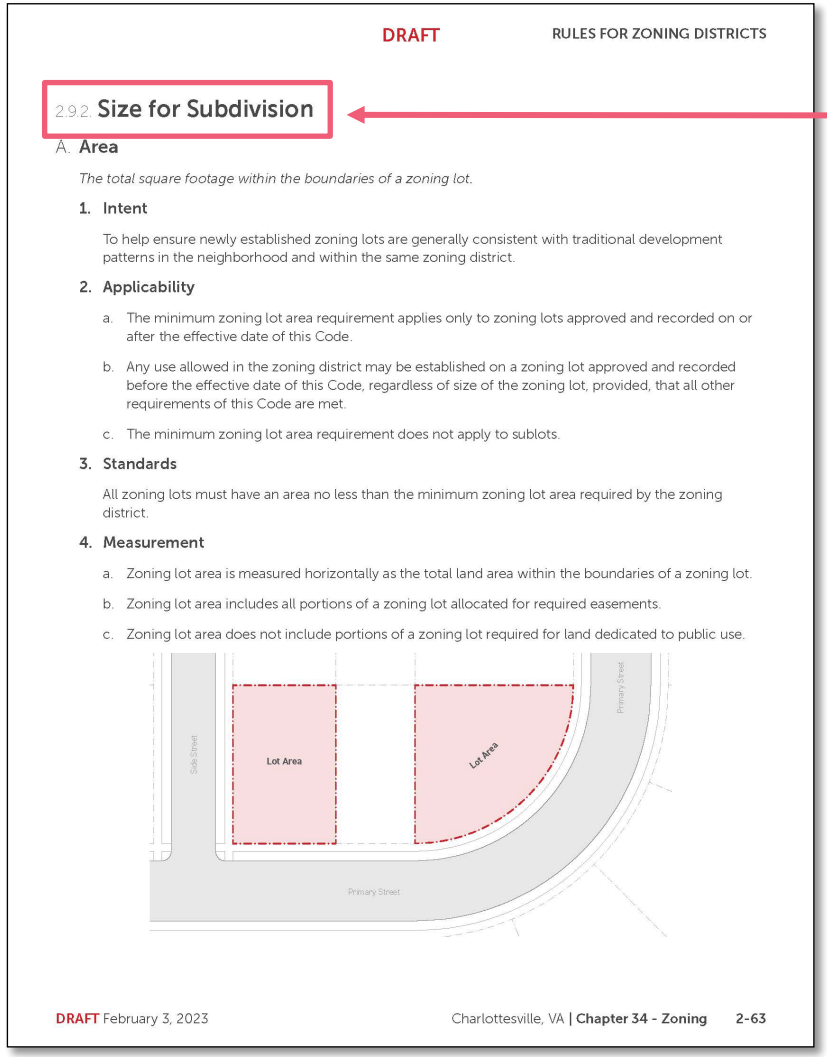
PLACEHOLDER

1. SIZE FOR SUBDIVISION	Sec. X.XX.X
Ⓐ Area (min)	6,000 SF
Ⓑ Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. X.XX.X
Dwellings per zoning lot (max)	
Base	3
Bonus - Existing Structure	4
Bonus - Affordable	8
3. COVERAGE	Sec. X.XX.X
Ⓒ Building coverage (max)	
Up to 2 units	55%
2 to 4 units	60%
Above 4 units	65%
Outdoor amenity space (min)	None

4. BUILDING SETBACKS	Sec. X.XX.X
Ⓓ Primary street lot line (min/max)	10' / 20' or Existing Range
Ⓔ Side street lot line (min/max)	10'
Ⓕ Side lot line (min)	4'
Ⓖ Rear / alley lot line (min)	4'
5. BUILD-TO	Sec. X.XX.X
Build-to width (min)	
Ⓗ Primary street	50%
Side street	None
6. PARKING LOCATION	Sec. X.XX.X
Front yard	Not allowed
Side street yard	Allowed
Side yard	Allowed
Rear yard	Allowed

2-4 **Chapter 34 - Zoning** | Charlottesville, VA **DRAFT** February 3, 2023

Rules for Zoning Districts



DRAFT RULES FOR ZONING DISTRICTS

2.9.2. **Size for Subdivision**

A. **Area**

The total square footage within the boundaries of a zoning lot.

1. **Intent**

To help ensure newly established zoning lots are generally consistent with traditional development patterns in the neighborhood and within the same zoning district.

2. **Applicability**

a. The minimum zoning lot area requirement applies only to zoning lots approved and recorded on or after the effective date of this Code.

b. Any use allowed in the zoning district may be established on a zoning lot approved and recorded before the effective date of this Code, regardless of size of the zoning lot, provided, that all other requirements of this Code are met.

c. The minimum zoning lot area requirement does not apply to sublots.

3. **Standards**

All zoning lots must have an area no less than the minimum zoning lot area required by the zoning district.

4. **Measurement**

a. Zoning lot area is measured horizontally as the total land area within the boundaries of a zoning lot.

b. Zoning lot area includes all portions of a zoning lot allocated for required easements.

c. Zoning lot area does not include portions of a zoning lot required for land dedicated to public use.

Side Street
Lot Area
Lot Area
Primary Street
Primary Street

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Step 3:

Learn More About Your Standards

Zoning Standards for Better Outcomes

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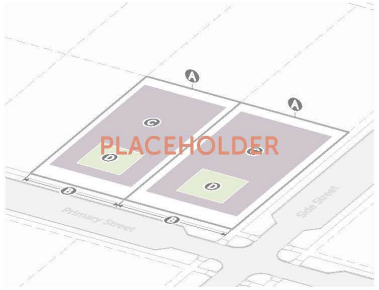
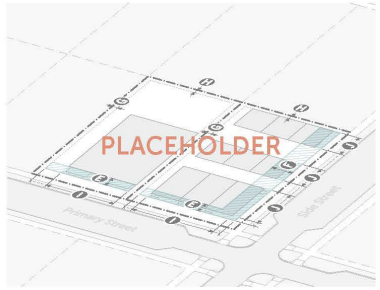
2.2.3 R-C RESIDENTIAL C

A. ZONING LOT



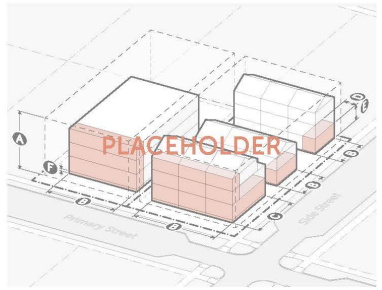


1. SIZE FOR SUBDIVISION	Sec. X.XX.X
A Area (min)	2,500 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. X.XX.X
Dwellings per zoning lot (max)	
Base	8
Bonus - Affordable Units	16
3. COVERAGE	Sec. X.XX.X
C Building coverage (max)	
Up to 8 units	65%
9 to 12 units	70%
Above 12 units	75%
D Outdoor amenity space	10%

4. BUILDING SETBACKS	Sec. X.XX.X
E Primary street lot line (min/max)	5' / 20'
F Side street lot line (min/max)	5' / 20'
G Side lot line (min)	4'
H Rear / alley lot line (min)	4'
5. BUILD-TO	Sec. X.XX.X
Build-to width (min)	
I Primary street	65%
J Side street	40%
6. PARKING LOCATION	Sec. X.XX.X
Front yard	Not allowed
Side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed

R-C

B. BUILDING



1. HEIGHT	Sec. X.XX.X
A Overall height (max stories/feet)	
Base	3 / 44'
Bonus	4 / 58'
2. MASSING	Sec. X.XX.X
Width (max)	
B Primary street	70'
C Side street	100'
D Active depth (min)	9'
3. GROUND STORY	Sec. X.XX.X
E Story height (min)	9'
F Finish floor elevation (min/max)	2' / 5'

	Primary St.	Side St.
4. TRANSPARENCY	Sec. X.XX.X	
G Ground story (min)	35%	30%
H Upper story (min)	15%	15%
I Blank wall width (max)	10'	20'
5. ENTRANCES	Sec. X.XX.X	
J Street-facing entry spacing (max)	30'	50'
Entry feature	Yes	Yes
6. WALLS & FENCES	Sec. X.XX.X	
Front yard height (max)	Type X | 4'	
Side street yard height (max)		
Within 3' of zoning lot line	Type X | 4'	
More than 3' from zoning lot line	Type X | 6'	

Allowed Uses

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Use Table

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3.1.2. Permitted Use Table

Use Category / Specific Use	R-A	R-B	R-C	RX-3	RX-5	CX-3	CX-5	CX-8	NX-3	NX-5	NX-8	NX-10	DX	IX-5	IX-8	CV	CM	Use Standards
	RESIDENTIAL			RESIDENTIAL MIXED USE		CORRIDOR MIXED USE			NODE MIXED USE					INDUSTRIAL FLEX		SPECIAL		
RESIDENTIAL USES																		
Household Living																		
General household living	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
Manufactured home park	-	-	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	
Group Living																		
General group living (up to 8 residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
General group living (8+ residents)	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
PUBLIC AND INSTITUTIONAL USES																		
Civic																		
General civic	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	
Religious assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Shelter	-	-	-	S	S	P	P	P	P	P	P	P	S	S	S	P	P	
Criminal justice facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	
Day Care																		
Day care center (1 to 12 persons)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Day care center (12+ persons)	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Education																		
General Education	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
College, university or vocational school	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	
Parks & Open Space																		
General parks and open space	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	S	
Utilities																		
Utility, major	-	-	-	-	-	S	S	S	S	S	S	S	S	P	P	P	P	
Utility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Communication facility, attached (utility pole or not visible)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Communication facility, attached (visible)	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	
Communication facility, tower	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	-	-	

KEY | P = Use allowed | S = Special Use Permit required | * = Use standards apply | - = Use not allowed

Use Definitions

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DIV. 3.2. USE DEFINITIONS

3.2.1. Use Interpretations

A. Uses are organized by use category (such as Household Living or Group Living) and then by specific use within that category (such as General Household Living or Manufactured Home Park). Use categories do not have permissions; they are used to organize specific uses with similar attributes. Specific uses within each use category have permissions that determine if that use is allowed in a particular zoning district.

B. When a proposed use is not listed, the Zoning Administrator has the responsibility for determining whether the proposed use is similar to an already listed use. Where a use contains a list of included uses, the uses on the list are to be considered example uses, and not all-inclusive. The Zoning Administrator will first determine what use category the use is most similar to, and then determine the most similar specific use.

C. When a proposed use is found by the Zoning Administrator not to be similar to an already listed use, the use is not allowed.

D. When determining whether a proposed use is similar to an already listed use, the Zoning Administrator will consider the following criteria:

1. Actual or projected characteristics of the use.
2. Amount and nature of any nuisances generated on the premises.
3. Type, size, nature and arrangement of buildings and structures.
4. Relative amount and types of sales.
5. Relative number of employees and customers.
6. Hours of operation.
7. Number of vehicle trips generated, types of vehicles, and parking demand.
8. Anticipated amount and type of outdoor storage.
9. Likely impact on adjacent properties.

E. Multiple principal uses are allowed on a lot when the uses are all allowed in the district and the standards for all uses on the lot can be met.

3.2.2. Residential Uses

A. Household Living Use Category

Residential occupancy of a dwelling unit by a household. A household is considered one or more persons living together in a dwelling unit, with common access to, and common use of, all living, kitchen, and eating areas within the dwelling unit. Tenancy is arranged for 30 days or more. Household living is consolidated into the following specific uses:

Use Standards

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DIV. 3.3. USE STANDARDS

3.3.1. Applicability

The following use standards apply only where the Use Table in *Sec. XX* includes an asterisk (*) for the use permission in the applicable zoning district. Where no asterisk is present in the Use Table, these use standards do not apply.

3.3.2. Residential Uses

A. Household Living

1. Manufactured Home Park

a. All spaces within a manufactured home park must be and remain under single ownership.

b. The following requirements apply in lieu of underlying zoning district standards:

i. The minimum number of spaces in a manufactured home park is 10.

ii. The maximum density is 12 spaces per acre.

iii. The minimum area for each space is 3,000 square feet.

iv. The minimum distance from street right-of-way or interior lot line of contiguous lot is 25 feet.

v. The minimum distance between manufactured homes, and between a manufactured home and any other building or structure is 15 feet.

vi. The maximum height of the manufactured home is 18 feet.

vii. The minimum manufactured home space dimension is 30 feet.

c. Transitions and Screening

i. A Transition Type X must be provided *(See Sec. XX)* along all common lot lines.

ii. A Frontage Screen X must be provided *(See Sec. XX)* along all street lot lines.

3.3.3. Public and Institutional Uses

A. Communication Facilities

[Will include or point to Article IX, Division 5, Telecommunication Facilities in this section.]

3.3.4. Commercial Uses

A. General

In a RX- District, commercial uses must not exceed 25% of the floor area on a lot.

From the FLUM to the Zoning Map

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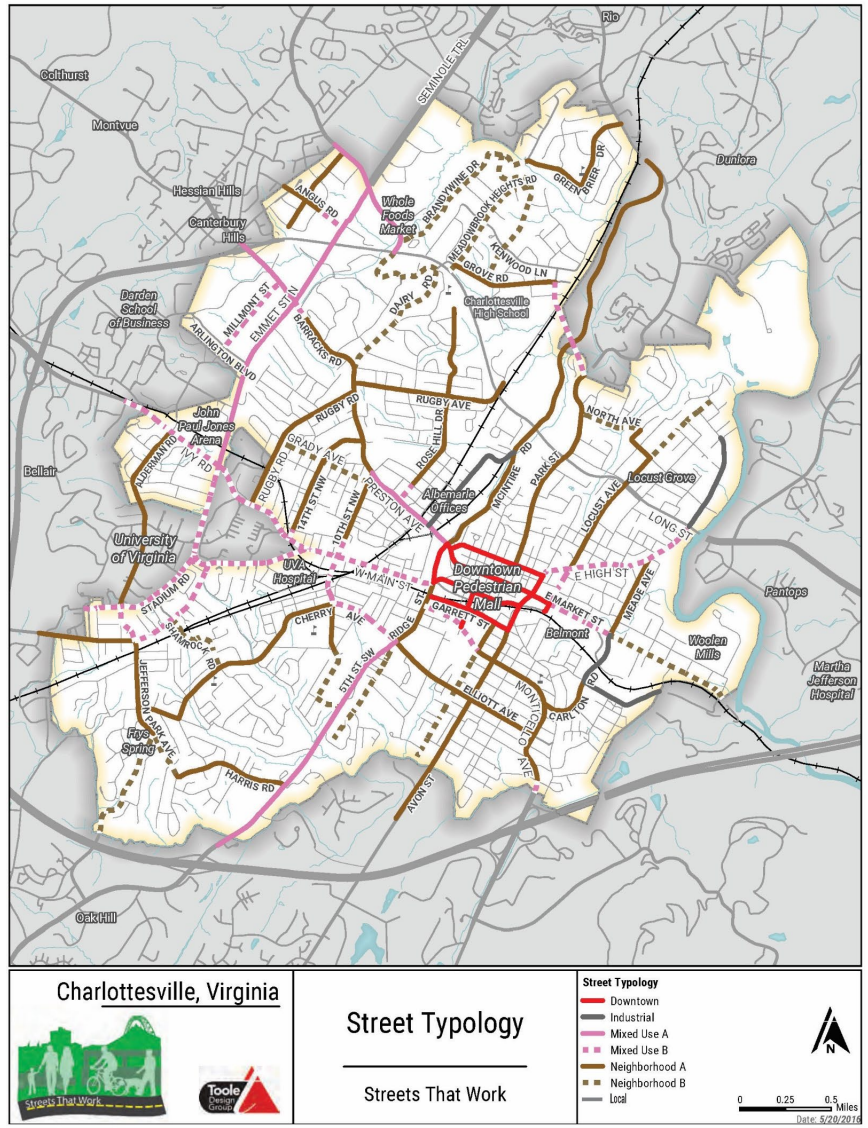
Future Land Use Map (FLUM) Adopted

Zoning Districts Applied to Future Land Use Map Categories

- Uses City's 2016 Streets that Work Plan and other criteria



From the FLUM to the Zoning Map

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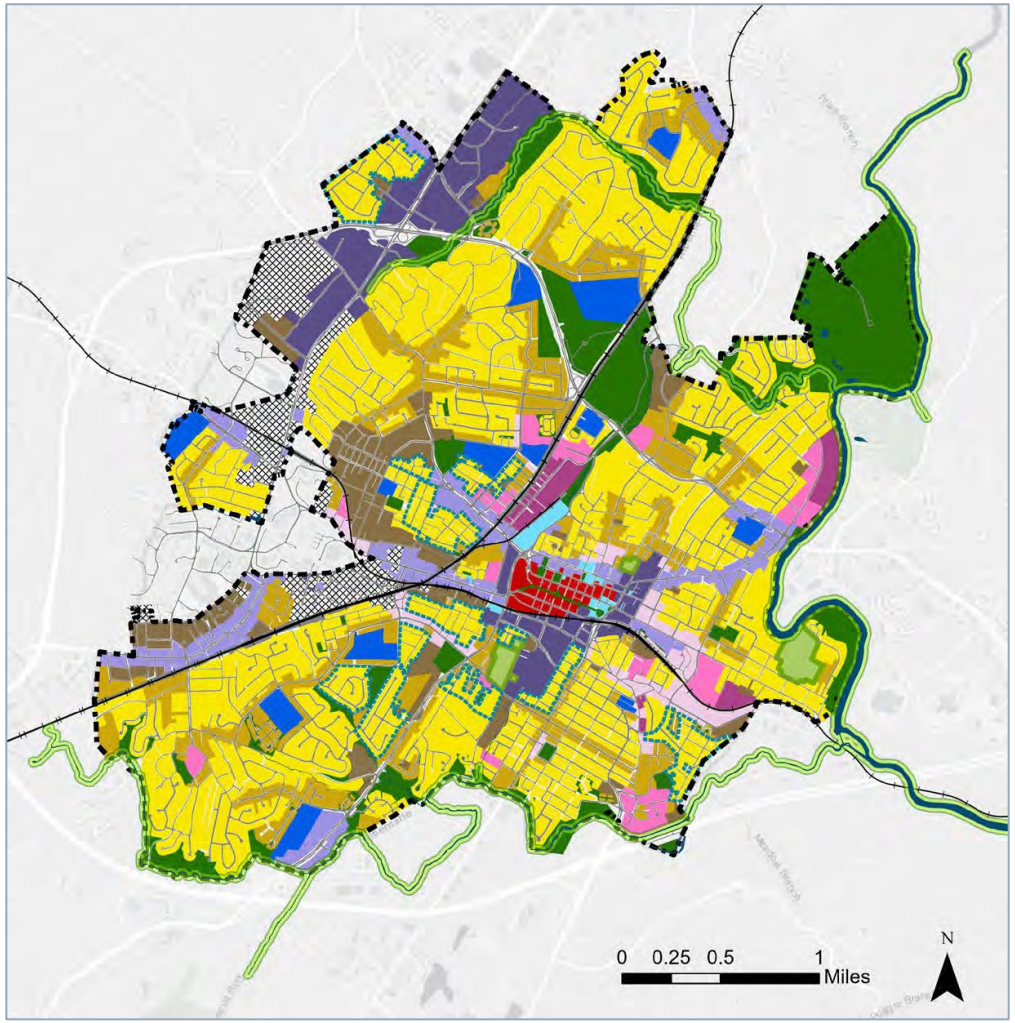
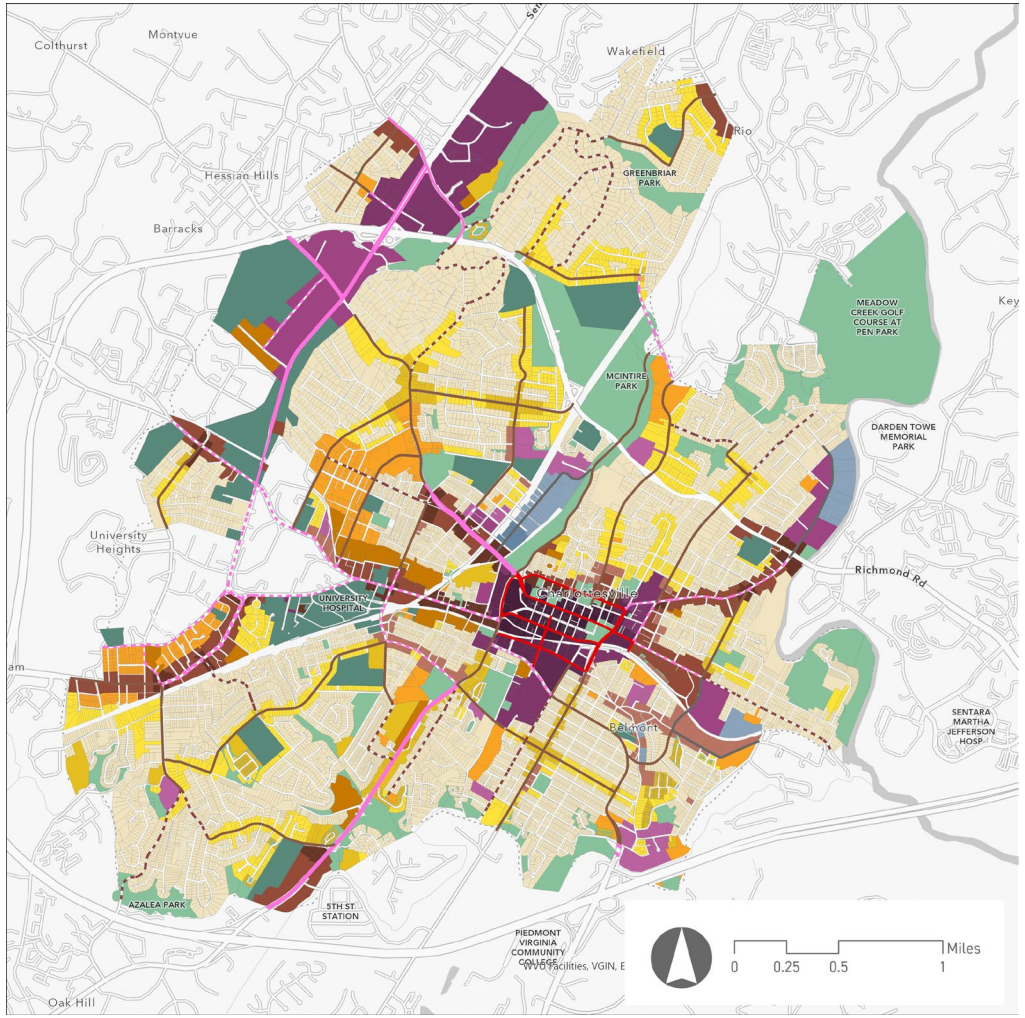


2021 Future Land Use Map



Proposed Zoning Map

FLUM Categories to Zoning Categories

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FLUM Category	Zoning Category
General Residential	Residential
Medium Intensity	Residential
Higher-Intensity	Residential Mixed Use
Neighborhood Mixed Use Corridor	Corridor Mixed Use
Urban Mixed Use Corridor	Corridor Mixed Use
Neighborhood Mixed Use Node	Node Mixed Use
Urban Mixed Use Node	Node Mixed Use
Downtown Core	Node Mixed Use
Business and Technology Mixed Use	Industrial Flex
Other Categories	Special Districts + Overlay Districts

Residential Zoning Category

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Intent:

Low- to moderate-intensity housing options including single-unit homes, duplexes, triplexes, fourplexes, townhomes, and small apartments, supporting and within walking distance of neighborhood-serving retail, food, and service uses.

Zoning Districts:

- Residential A (R-A)
- Residential B (R-B)
- Residential C (R-C)

General Residential

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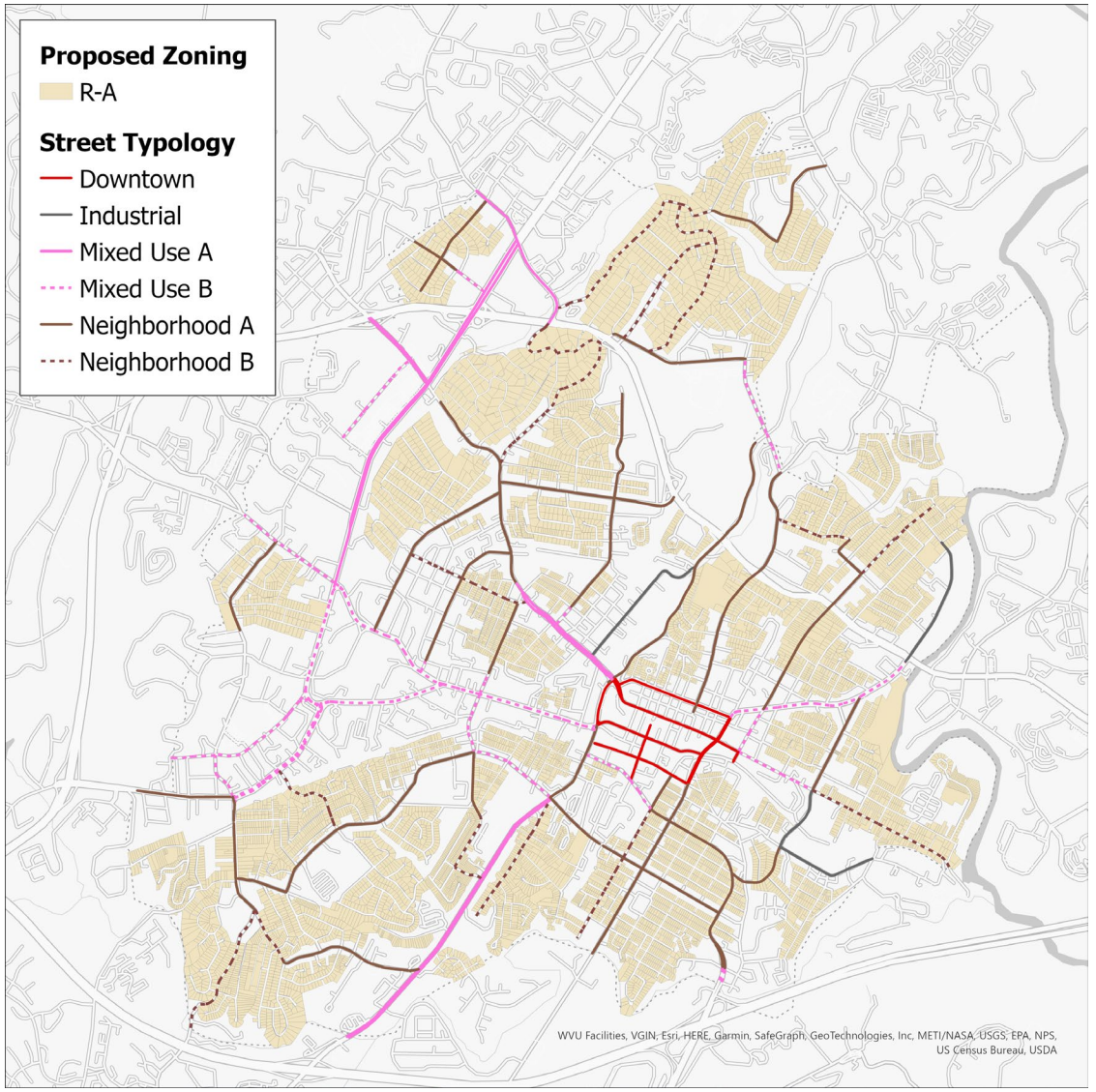
Zoning District:

- Residential A (R-A)



Medium Intensity

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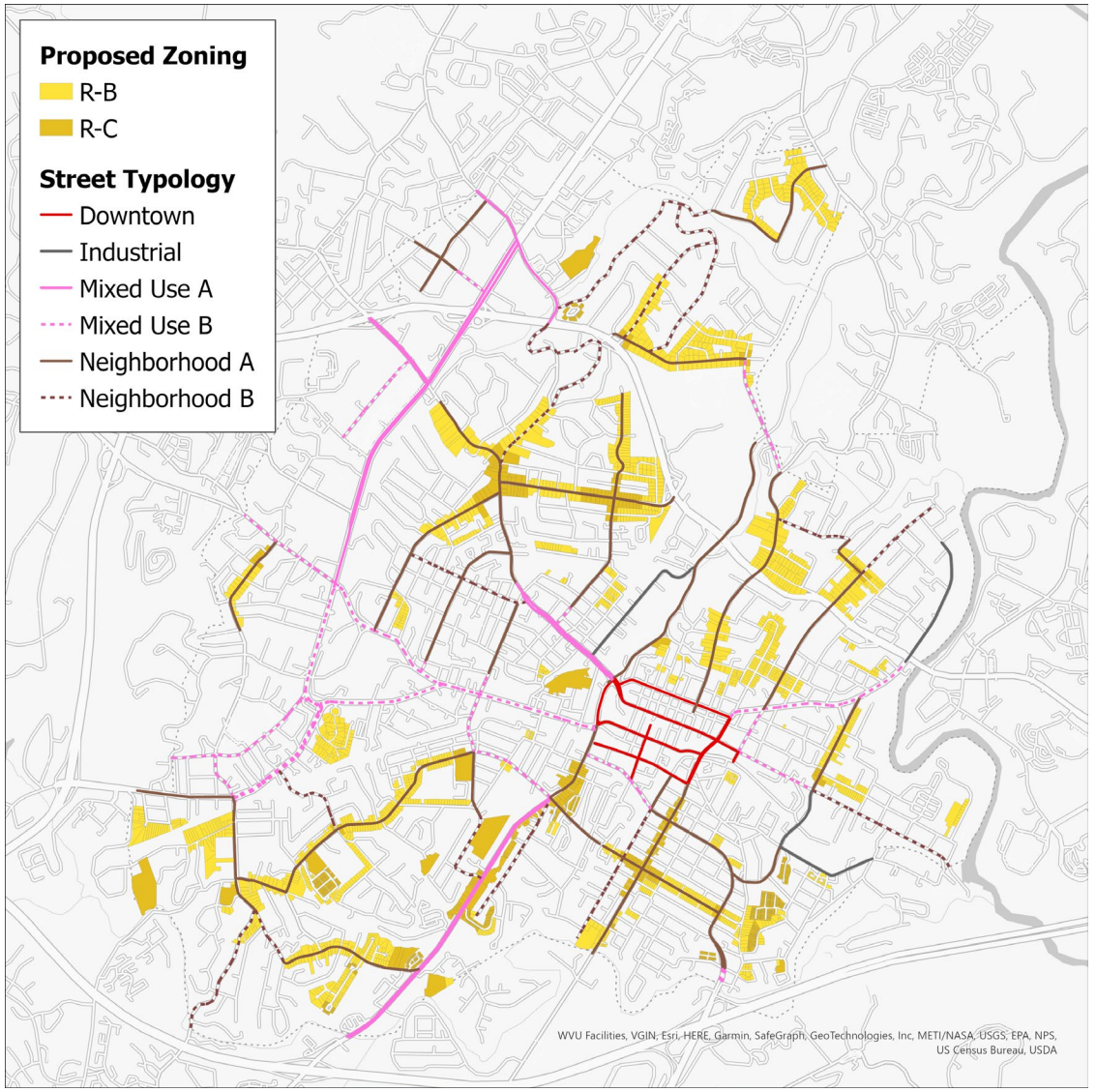
Zoning Districts:

- Residential B (R-B)
- Residential C (R-C)



Residential Mixed Use Zoning Category

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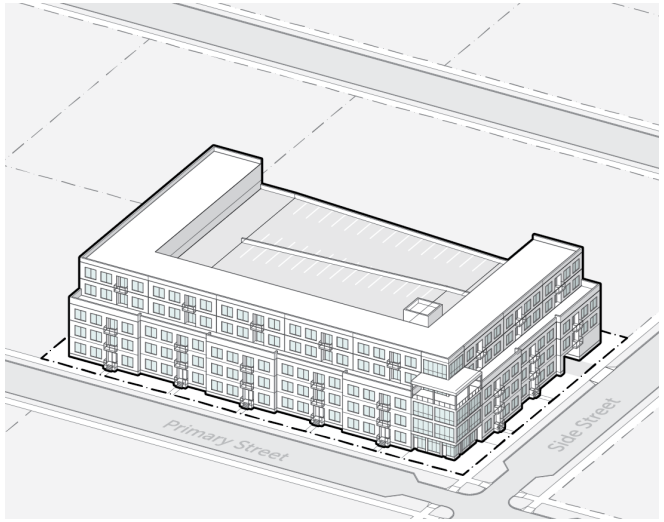
Intent:

Moderate- to higher-intensity housing options including duplexes, triplexes, fourplexes, and townhomes up to larger apartment complexes, supporting and within walking distance of neighborhood-serving retail, food, and service uses.

Zoning Districts:

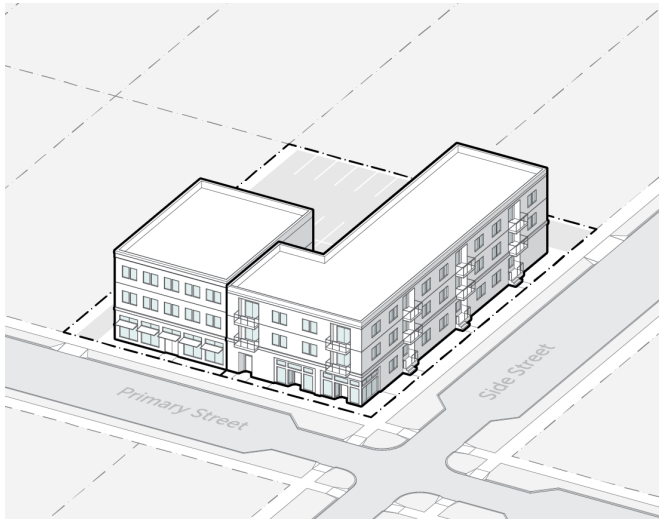
- Residential Mixed Use 3 (RX-3)
- Residential Mixed Use 5 (RX-5)



Corridor Mixed Use Zoning Category

Intent:

Mixed-use, office, and residential buildings intended to accommodate a variety of residential, retail, service and commercial in a vibrant, pedestrian-friendly environment.



Zoning Districts:

- Corridor Mixed Use 3 (CX-3)
- Corridor Mixed Use 5 (CX-5)
- Corridor Mixed Use 8 (CX-8)

Node Mixed Use Zoning Category

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Intent:

Mixed-use, office, and residential buildings intended to accommodate a variety of residential, retail, service and commercial in a vibrant, pedestrian-friendly shopfront environment. Although buildings are allowed to be exclusively residential or nonresidential in use, the vertical mixing of uses is strongly encouraged.

Zoning Districts:

- Node Mixed Use 3 (NX-3)
- Node Mixed Use 5 (NX-5)
- Node Mixed Use 8 (NX-8)
- Node Mixed Use 10 (NX-10)
- Downtown Mixed Use (DX)

Industrial Flex Zoning Category

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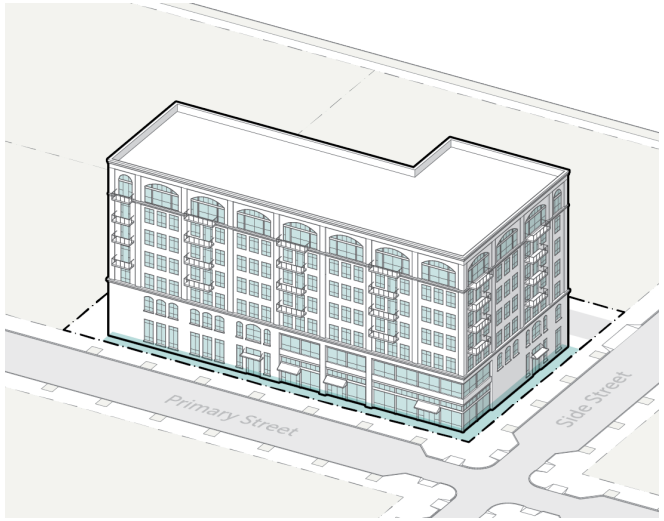
Intent:

Accommodates a variety of light industrial and manufacturing uses while allowing for retail, service and commercial opportunities in a vibrant pedestrian-friendly environment.

Zoning Districts:

- Industrial Flex 5 (IX-5)
- Industrial Flex 8 (IX-8)



Special Zoning Category

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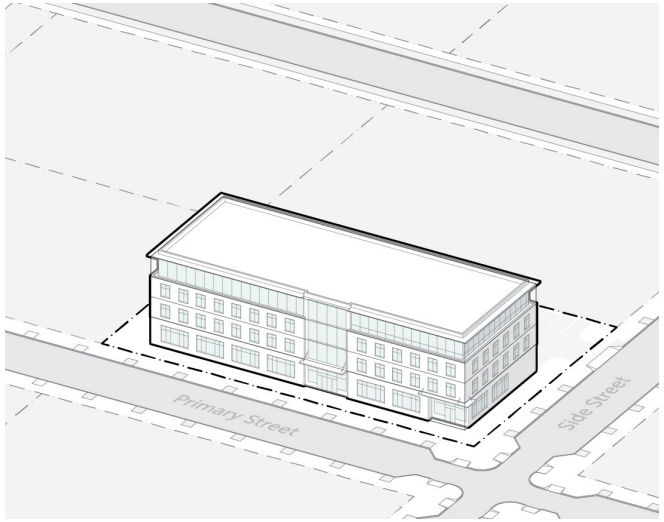
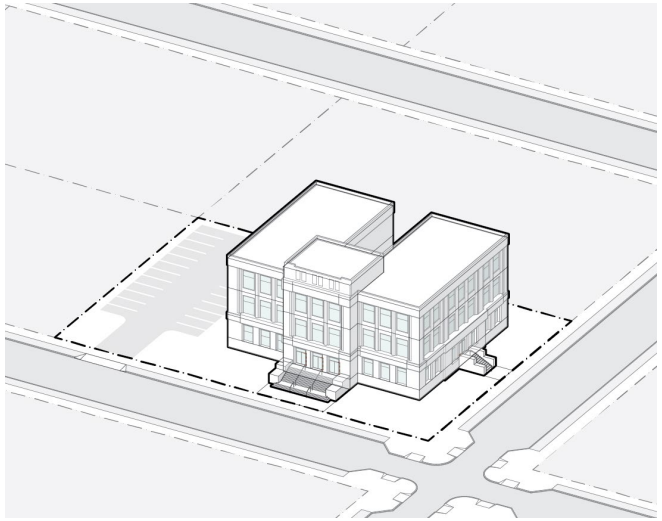
Intent:

Mix of building types that serve surrounding neighborhoods and produce activities that do not readily assimilate into other zoning districts.



Zoning Districts:

- Campus (CM)
- Civic (CV)



Alternate Forms

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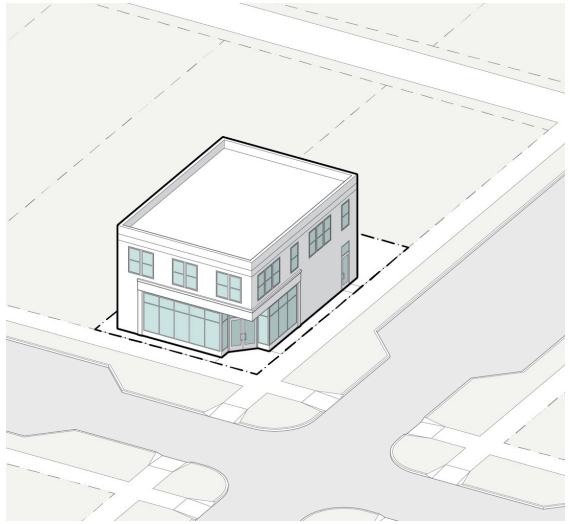
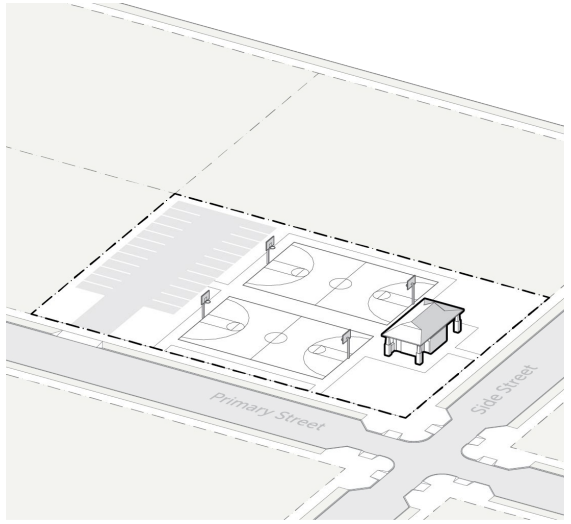
Intent:

Due to their unique nature or attributes certain uses may not be able to follow the form standards of the zoning district. Alternate forms allow certain uses to follow an alternative set of form standards when certain criteria are met.



Alternate Forms:

- Shopfront House
- Civic Institution
- Park



Overlay Zoning Districts

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Intent:

Overlay Districts apply additional regulations within a specified geographic area. Regulations may relate to design, environmental protection, or any other issue that requires additional zoning regulation in a specific area.

Overlay Districts:

- Sensitive Community Areas (-SA) *potential overlay*
- Individually Protected Properties (-IPP) *existing*
- Architectural Design Control (-AD) *existing*
- Historic Conservation (-C) *existing*
- Flood Hazard Protection (-FHP) *existing*

Discussion

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Find all Module 1 Materials at: CvillePlansTogether.com/draft-zoning/

- Full zoning districts, rules, and map
- Zoning map overview by neighborhood
- Executive Summary of Module 1
- Short overviews of how the zoning ordinance is addressing some key topics of interest: housing affordability, transportation & infrastructure, environment & climate, historic preservation

Thank you!

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